

FILE NO.: Z-9005

NAME: Roberts Short-form PD-R

LOCATION: Located at 3501 Hill Road

DEVELOPER:

Bobby and Kathy Roberts
c/o Carolyn Lindsey
Yeary Lindsey Architects
3416 Old Cantrell Road
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family, variations to the Hillcrest DOD

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of this site from R-2, Single-family to PD-R to allow an increase in the floor area ratio and allow the eastern side yard setback to be reduced from 7.6-feet to a setback varying from 4.0-feet to 7.6-feet along a proposed addition area on the east side of the home. The home is modest in scale on a shallow depth and steeply sloped lot. Without raising the roof pitch or adding a second floor so as to maintain the character of the house, years ago, the owner simply enclosed the attic space for additional storage. The

height of the house ridgeline from the grade plane is 22.2-feet which falls well within the height restrictions of the DOD.

The total area (existing and proposed) as calculated by the DOD instructions is 4,358.42 square feet and the allowable is 3,875.40 square feet. The overage equals 483 square feet. The applicant is proposing a 114 square foot room addition and a 90.25-foot screened porch addition. The house has an existing 672 square foot (as calculated by the DOD standards) attic that is entirely floored and heated and cooled for climate controlled storage. Only 184 square feet of the floored attic has a ceiling height of 7'-0" or greater. Under the state appraisers' regulations, the attic could not be counted as square footage but per the DOD the square footage does count. The calculations of the floored attic storage space is skewing the calculations.

Also of note the stair to the attic has 9.5" treads and 10" risers. This stair, original to the house, is clearly for attic storage and not daily use, as it does not meet current building codes.

It is the applicant's opinion that replacing the wooden deck with the room addition and the screened porch supports and enhances the existing scale and character of Hill Road and Valentine Street much more so than the existing wooden deck. Also in the applicant's opinion the proposed project will make the east side of the house look more authentic and appropriate for this style house and will have no detrimental effect on the street, the neighboring house or the neighborhood.

The property is located within the Hillcrest Design Overlay District. The Hillcrest Design Overlay District has specific development criteria related to setbacks, lot coverage, floor area ratio and maximum building height. The ordinance states property, if for any reason, that cannot be developed without violating the standards of the DOD shall be reviewed through the planned zoning district section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overly ordinance.

B. EXISTING CONDITIONS:

Hill Road is located one block north of Kavanaugh Boulevard. The homes in this area of Hill Road are constructed on smaller lots on the south side of Hill Road and homes on larger lots on the north side of Hill Road. There are multi-unit developments located to the south of this home fronting Kavanaugh Boulevard. There is also a multi-unit building located to the west of this site on the corner of Ridgeway and Hill Road. Hill Road is constructed with curb and gutter. There is a sidewalk located along portion of Hill Road on the north side. Valentine is constructed with curb and gutter and there is a sidewalk located on the east side of Valentine extending from Kavanaugh Boulevard.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy does not object to the proposed additions. If adjustments to the service entrance of the electrical ones are required, contact Entergy in advance of construction.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Fire Department: No comment.

County Planning: No comment.

CATA: The site is currently served by CATA at this location by route 1 Pulaski Heights and Links para-transit. This location is currently in CATA's long range planning. The proposal has no impact on service. An improved pedestrian way is welcomed as an area for future service improvements considerations.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density (RL) category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned District Residential) to allow an addition to an existing house which is in conflict with the Hillcrest Design Overlay District.

Master Street Plan: Hill Road and Valentine Street are a Local Streets on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (January 7, 2015)

The applicant was not present. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. Staff stated the applicant was requesting a small addition to an existing home in Hillcrest which did not currently meet the lot coverage per the DOD. Staff stated since the lot coverage was not consistent with the DOD a rezoning to PD-R was required to allow the new construction. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no technical issues raised at the January 7, 2015, Subdivision Committee meeting. The applicant is requesting approval of a PD-R zoning to allow a small room addition which exceeds the allowable floor area ratio per the Hillcrest Design Overlay District. In addition a portion of the existing home is constructed over the side yard setback typically required per the R-2, Single-family zoning district along the eastern side. The height of the house ridgeline from the grade plane is 22.2-feet which falls within the height restrictions of the DOD. 39-feet is allowed per the DOD.

The eastern side yard setback has been reduced from 7.6-feet (10% of the lot width) to a setback varying from 4.0-feet to 7.6-feet. A portion of the existing home is located within the side yard setback on North Valentine Street. The new construction is proposed to match the existing setback of the wood deck in place, which will be removed, with the new room addition and new porch. No new construction is proposed along the western side of the home.

The total floor area, existing and proposed, is 4,358.42 square feet. The lot size is 7,046.16 square feet which would allow a maximum floor area to be constructed on the lot (55% of the lot area) of 3,875.40 square feet. The overage equals 483.03 square feet. The applicant is proposing a 114 square foot room addition and a 90.25-foot screened porch addition. The total floor area ratio for the home with the new construction is 61.8 percent.

The house has an existing 672 square foot (as calculated by the DOD standards) attic that is entirely floored and heated and cooled for climate controlled storage. A number of years ago the owner enclosed the attic space for additional storage. Without the heated and cooled attic storage space the house, including the addition, would be 3,686.42 which would meet the lot coverage allowed per the DOD.

Staff is supportive of the request. The request is to allow a small room addition and a screened porch both of which are located within an area currently occupied by an open deck. Staff does not feel the increase in floor area ratio or the reduction in the side yard setback will adversely impact the adjacent properties. All other aspects of the Hillcrest DOD will be adhered to with the new construction at the home.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(JANUARY 29, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.